065.0	0002	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 713,000 / 713,000
					USE VALUE: 713,000 / 713,000
					ASSESSED: 713,000 / 713,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REY RAYMOND P & ANNA J
Owner 2:	
Owner 3:	
Street 1:	5 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOUMELL MATTHEW B/KATRINA E -
Owner 2:	-
Street 1:	5 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6034.000	287,200	5,100	420,700	713,000
Total Card	0.139	287,200	5,100	420,700	713,000
Total Parcel	0.139	287,200	5,100	420,700	713,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.70 /Parcel: 489.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41467
GIS Ref:
GIS Ref:
Insp Date: 04/11/17

!5583!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,200	5100	6,034.	420,700	713,000		Year end	12/23/2021
2021	101	FV	278,200	5100	6,034.	420,700	704,000		Year End Roll	12/10/2020
2020	101	FV	278,200	5100	6,034.	420,700	704,000	704,000	Year End Roll	12/18/2019
2019	101	FV	224,800	5100	6,034.	390,700	620,600	620,600	Year End Roll	1/3/2019
2018	101	FV	224,800	5100	6,034.	390,700	620,600	620,600	Year End Roll	12/20/2017
2017	101	FV	224,800	5100	6,034.	342,600	572,500	572,500	Year End Roll	1/3/2017
2016	101	FV	224,800	5100	6,034.	312,500	542,400	542,400	Year End	1/4/2016
2015	101	FV	219,100	5100	6,034.	276,500	500,700	500,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:25:49

LAST REV

Date	Time
01/06/20	12:12:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUMELL MATTHEW	54688-246		5/14/2010		545,000	No	No		
BOYLE THOMAS J	44486-527		1/14/2005		445,000	No	No		
	11341-334		6/15/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2016	458	Redo Bas	61,000					basement repairs
5/3/2011	375	Sun Room	6,580					REDO EXISTG SUN PO
4/6/2010	263	Manual	1,500					REPLACE DAMAGED SI
5/29/2009	408	Redo Bat	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2017	Measured	DGM	D Mann
4/11/2017	Left Notice	DGM	D Mann
4/11/2017	Permit Visit	DGM	D Mann
4/9/2009	Measured	372	PATRIOT
11/9/1999	Inspected	267	PATRIOT
10/8/1999	Measured	256	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6034		Sq. Ft.	Site		0	70.	1.00	12									420,716						420,700	

Total AC/HA:	0.13852	Total SF/SM:	6034	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,716	Spl Credit		Total:	420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390234
Depreciation:	103022
Depreciated Total:	287212

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

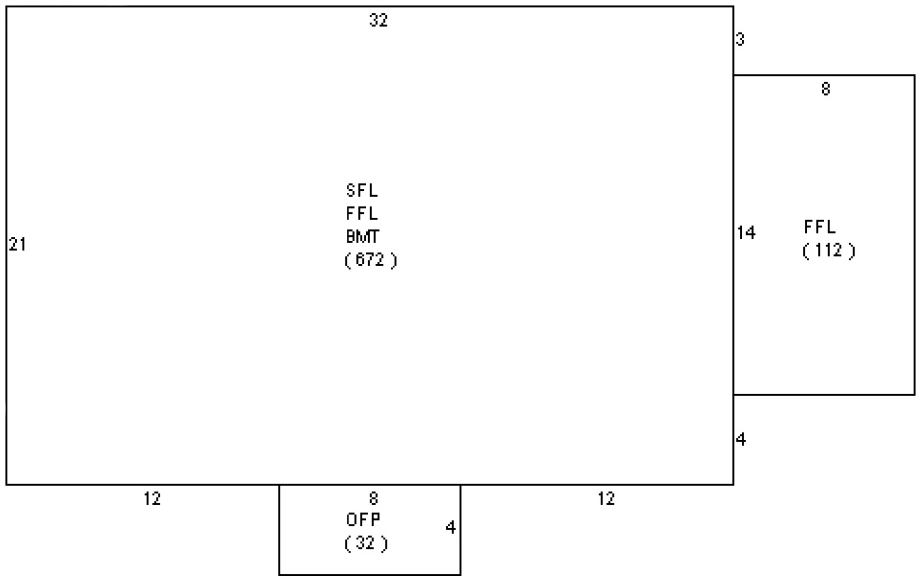
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.01
Special Features:	0	Val/Su Net:	132.96
Final Total:	287200	Val/Su SzAd	197.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	175.460	137,564
BMT	Basement	672	52.640	35,374
SFL	Second Floor	672	175.460	117,912
OFP	Open Porch	32	43.990	1,408

Net Sketched Area:	2,160			Total:	292,258
Size Ad	1456	Gross Area	2160	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc